



MEETING MINUTES – APPROVED 2-7-23, 5:0
ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
TUESDAY, DECEMBER 20, 2022
DENNY’S – 201 I-30 – ROYSE CITY

STAFF IN ATTENDANCE:

CDC DIRECTOR CHARLES HOUK
CDC SECRETARY TONYA BROWN

OTHER:

CITY CFO/ASSISTANT CITY
MANAGER SHANNON RAYMOND
FIRE CHIEF TANNER DIETZ
BUILDING INSPECTOR JOHN SHANNON

BOARD IN ATTENDANCE:

PRESIDENT DENA ELDER - YES
VICE PRESIDENT BOBBY GLADU - YES
TREASURER RICHARD PENSE - NO
MEMBER MAYOR CLAY ELLIS - YES
MEMBER BLAIR JOHNSON - YES
MEMBER COUNCILMAN MICHAEL HOLDER - YES
MEMBER GARY SANDERS - NO

AGENDA TOPICS:

- A. **CALL TO ORDER AND INVOCATION – AT 7:08 A.M. MS. ELDER CALLED THE MEETING TO ORDER – MR. ELLIS GAVE THE INVOCATION.**
- B. **DISCUSS AND CONSIDER APPROVAL OF NOVEMBER 22, 2022 MEETING MINUTES AND CURRENT FINANCIAL STATUS**
- **NO DISCUSSION TOOK PLACE REGARDING MINUTES. MR. HOUK STATED THAT THE DECEMBER DEPOSIT (FROM OCTOBER SALES) INCREASED BY 9.49% OVER DECEMBER OF 2021. THE ROLLING 12 MO PERIOD SAW AN INCREASE OF 18.6%.**
 - **AT 7:09 A.M. MR. GLADU MADE A MOTION TO APPROVE THE NOVEMBER 22,22 MEETING MINUTES.**
 - **MR. ELLIS SECONDED THE MOTION.**
 - **THE MOTION PASSED 5:0.**
- C. **CITIZENS PARTICIPATION:**
- Persons may have three (3) minutes to address the board. By law, the board: (1) may not deliberate on items not listed on the item agenda and (2) may only respond with a statement of fact, state policy regarding the issue or propose placing the item on a future agenda for deliberation.
 - **NO CITIZENS PARTICIPATED**
- D. **DISCUSS CURRENT INCENTIVES.**
- **LISCOTTI DEVELOPMENT CORPORATION WILL GO BEFORE THE CITY COUNCIL NEXT MONTH.**
 - **NE DALLAS SURGERY CENTER PERFORMANCE AGREEMENT HAS BEEN SUBMITTED TO THE ATTORNEY FOR REVIEW.**
 - **IM PREMIUM IMPORTS HAS RECEIVED A C.O. THE PERFORMANCE AGREEMENT IS READY FOR SIGNATURES.**
 - **SPENCER GOOLSBY; NO UPDATE**
 - **MARKET PLACE WEST: NO UPDATE**
 - **DUST FREE: CONSTRUCTION CONTINUES**
 - **NUTEX: CONSTRUCTION CONTINUES**
 - **ANVIL: GETTING CLOSER TO BEING DONE. THE FIRE LINE WENT IN YESTERDAY. ONCE THE RISER ROOM IS BUILT AND THE SPRINKLER IS TIED TO THE FIRELINE, OUR PORTION FOR THE SPRINKLERS WILL BE COMPLETE. MR. HOUK ESTIMATES THEY’LL BE OPEN BY THE END OF JANUARY.**
 - **COLLIN C.R. 1031**
- E. **CONSIDER AND ACT ON THE ADOPTION OF A RESOLUTION EXPRESSING OFFICIAL INTENT TO REIMBURSE THE COST OF 2023 CAPITAL PROJECTS AS AMENDED BY THE CITY COUNCIL:**
- **THIS ITEM WAS APPROVED BY THE CDC BOARD LAST MONTH. IT WENT BEFORE COUNCIL WHICH REQUESTED THE ITEM BE DISCUSSED IN EXECUTIVE SESSION. CITY ATTORNEY JASON DAY REQUESTED TWO CHANGES BE MADE TO THE RESOLUTION AND THAT THE RESOLUTION BE REMANDED TO THE CDC BOARD. THE FIRST CHANGE IS TO RECOGNIZE OURSELVES IN THE RESOLUTION AS A TYPE B EDC ORGANIZATION AND THE SECOND IS TO SPECIFY THAT NO MONEY WILL BE EXPENDED UNTIL ALL NECESSARY APPROVALS HAVE BEEN GIVEN (CDC BOARD AND COUNCIL). THERE ARE A LOT OF UNKNOWNNS WITH THIS PROJECT AT THIS POINT. WE WILL CONTINUE TO MOVE TOWARD GATHERING MORE INFORMATION TO DETERMINE THE LOCATION, COSTS, AND PARTNERSHIPS NEEDED TO MOVE FORWARD.**
 - **AT 7:20 A.M. MR. ELLIS MADE A MOTION TO ADOPT A RESOLUTION EXPRESSING OFFICIAL INTENT TO REIMBURSE THE COSTS OF THE 2023 CAPITAL PROJECTS AS AMENDED BY THE CITY COUNCIL.**
 - **MR. HOLDER SECONDED THE MOTION.**
 - **THE MOTION PASSED 5:0.**
- F. **DIRECTORS REPORT:**
1. **RETAIL RECRUITING UPDATE:**
- **WE ARE NOW 2 MONTHS INTO OUR RELATIONSHIP WITH AARON FARMER OF THE RETAIL COACH WHO CONTINUES TO UPDATE OUR DEMOGRAPHIC DATA AS IT CONTINUES TO EVOLVE AND SHARE IT WITH DEVELOPERS. THEY HAVE ALSO MADE CONTACT WITH EACH OF THE PROSPECTS ON OUR LIST. MOST OF THE RESPONSES ARE IN LINE WITH WHAT WE HAVE HEARD IN THE PAST WHICH IS “FIND US A PLACE IN RC.” WE ARE WORKING ON SCHEDULING A TOWN VISIT WITH A HOTEL PROSPECT. AARON WILL ATTEND OUR NEXT MEETING TO DISCUSS HIS PROGRESS.**

2. 2022 YEAR IN REVIEW:

- **MR. HOUK STATED WHAT A GREAT YEAR IT HAS BEEN.**
 - **TO DATE, ROYSE CITY HAS EXPERIENCED RECORD REVENUE GROWTH.**
 - **CDC STAFF HAS MADE CONTACT WITH OVER 200 RETAILERS FROM MOM-AND-POPS TO REGIONAL USERS.**
 - **WE PLAN TO CONTINUE OUR JOB FAIR EFFORTS THRU VARIOUS MEANS IN HOPES OF HELPING ROYSE CITY EMPLOYERS AND JOB SEEKERS FIND ONE ANOTHER.**
 - **WE HAVE A HISTORICALLY HIGH NUMBER OF ACTIVE INCENTIVES.**
 - **WE ARE THANKFUL FOR THE RELATIONSHIP AND SUPPORT WE RECEIVE FROM THE CITY COUNCIL, CITY STAFF, THE SCHOOL BOARD, THE CDC BOARD, AND THE CHAMBER.**

G. ADJOURN: AT 7:30 MR. GLADU MADE A MOTION TO ADJOURN

PASSED AND APPROVED BY THE COMMUNITY DEVELOPMENT CORPORATION OF THE CITY OF ROYSE CITY ON THE 7TH DAY OF FEBRUARY, 2023.

DENA ELDER – PRESIDENT or (BOBBY GLADU-VP)

ATTEST: TONYA BROWN SECRETARY